

Frankfort Architectural Review Board

September 20, 2005

Members Present: Andrew Casebier
John Downs
Joe Johnson (3)

Members Absent: Dwayne Cook
Roger Stapleton (2)

There being a quorum, Vice-Chairman Casebier called the meeting to order.

A motion was made by Mr. Johnson to approve the minutes of the meeting of August 16, 2005. The motion was seconded by Mr. Downs and carried unanimously.

The first item of business was a request from Harold & Karen Hatter for a Certificate of Appropriateness and setback determination to allow the construction of a 261 square foot building addition, side deck/walkway, rear deck with roof and exterior stairway on the side and rear of 119 East Fourth Street. Mr. Robert Hewitt, Senior Planner, was present and stated the structure dated back to the 1940's and was a Dutch colonial home. He added the structure consists of 4 inch aluminum siding, asphalt shingle roof and a concrete foundation. He stated the windows are a combination of 3 over 1 and 3 pane true divided light. He added the applicant received approval for the addition in 1999, but failed to commence construction.

Mr. Hewitt stated the proposed building addition and deck would be along the south elevation of the existing structure and not likely visible from Fourth Street. However, it is likely to be seen from Minks Way along the south of the property. Mr. Hewitt stated the existing windows on the structure consists of a combination of 3 over 1 double hung and 3 pane true divided light. He stated no new windows are proposed along the east or west elevations. Mr. Hewitt stated the south elevation will have three new openings to accommodate one single window, one single door and an opening for a combination heating/cooling unit.

Mr. Hewitt stated for the addition, the applicant is proposing horizontal siding. He stated while both aluminum and vinyl siding are permitted materials in the SC district, staff recommended that the same material be used on the entire exterior in order to maintain consistency; however, if the applicant does not propose to incorporate the same material on the entire exterior, staff would recommend a 4 inch reveal for the vinyl siding. Mr. Hewitt stated a railing will be required around the perimeter of the decks and walkway deck. He stated staff recommended the railing be constructed of wood to match the decks.

Mr. Hewitt stated staff recommended approval with the following conditions: The new vinyl siding shall match the color of the existing aluminum siding; 2. The roof shingles shall match the color and style of the existing roof material; 3. Details for the new exterior door on the first floor, south elevation shall be submitted for review by staff; 4. The new window on the south elevation of the addition shall be a 3 over 1 true divided light, 1 over 1 or a single pane; 5. Since the property is located in a flood zone B, the new construction may be required to comply with the City of Frankfort Flood Ordinance and FEMA Guidelines.

Mr. Hewitt requested his written and verbal testimony be entered into the record.

Mr. Russ Hatter was present and stated the gutters will be fixed. He stated for siding they will stay with what is on there now. He stated there would be a deck railing.

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Joe Johnson to approve the request with the following conditions: 1. Siding be hardiplank or wood and match the colors and have the same reveal; 2. The roof match the existing; 3. Details on door be accepted by staff; 4. New windows can be 3 over 1 or 1 over 1 or a single pane and that flood zone requirements be met. The motion was seconded by John Downs and carried unanimously.

A motion was made by Mr. Johnson to accept the setbacks as indicated. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request from the Save the Grand Theatre, Inc., for a Certificate of Appropriateness to remove the existing brick stoop and step as well as increase the length of an existing exterior door opening on the structure at 308 St. Clair Street.

Mr. Robert Hewitt was present and stated the building formerly housed the Grand Theatre but most recently was used as a professional office and is currently undergoing a renovation/restoration for reuse as a theatre.

Mr. Hewitt added that as part of the renovation the building code requires certain improvements relating to ADA compliance and the fire safety code. He stated in an attempt to comply with the building code regulations and obtain a temporary Certificate of Appropriateness, the owners are requesting to modify the existing entrance and door to accommodate ADA and fire code regulations. Mr. Hewitt stated as depicted in the architects rendering, the project would utilize the existing door, remove the two step brick stoop, install a power door opener, lower the door opening and install a wood transom above the door. Mr. Hewitt stated the applicant had provided information indicating that the original floor of the building sloped down to the level of the sidewalk. Mr. Hewitt stated staff was able to verify this information during a site visit and this condition further supported the applicant's request to lower the existing door opening. Mr. Hewitt requested his verbal and written testimony be entered into the record.

Mr. Bill Cull was present on behalf of the Grand and stated this was the first step in the restoration. There was no one in the audience to speak in favor or in opposition.

A motion was made by Mr. Johnson to approve the request as stated in the staff report. The motion was seconded by Mr. Downs and carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Downs to adjourn. The motion carried unanimously.

Chairman

 Recording Secretary